



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 7/15/2015

FR TO:

P.W.

TO FROM:

Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00006 CRAWFORD – Proposed minor use permit for a new detached garage (1,155 sf), plus a laundry addition (71 sf). Site location is 2574 Camborne Pl, Cambria. APN: 023-293-058

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☒ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

SEE ATTACHED

Date

7-17-15

Name

[Signature]

Phone

5271



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: July 17, 2015

To: Megan Martin, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00006, Crawford MUP, Camborne Pl., Cambria, APN 023-293-058

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway and remove the existing driveway approach in accordance with County Public Improvement Standards.

Drainage

2. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
3. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with Section 23.05.040 of the Land Use Ordinance.
4. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
5. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

6. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
7. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
8. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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DATE: 7/15/2015

TO: Cal FiveFROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development ReviewJUL 31 2015
RECEIVED JUL 16 2015

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7/29/15
 Date

Tony Gomes
 Name

543-4244
 Phone



CAL FIRE – SAN LUIS OBISPO

FIRE SAFETY PLAN



Date: July 29, 2015

Project Number: DRC2015-00006

Project City: Cambria

Owner Name: Richard Crawford

City, State, Zip: Canyon Country, Ca. 91387

Agent Name: Bruce Beery

City, State, Zip: Cambria Ca. 93428

Project Location: 2574 Camborne Pl.

Cross Street: Fern Dr.

Owner Address: 28640 Lakecrest Dr.

Owner Phone(s): 661-298-8860

Agent Address: P.O. Box 12

Agent Phone(s): 805-927-7130

Project Description: 1155sf. detached garage and a 71sf. laundry addition.

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3490.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 3-5 minutes from the closest Cambria Fire Station. The project is located in State Responsibility Area for wildland fires, and is designated as a **High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

<input type="checkbox"/>	SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/>	FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/>	Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/>	Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/>	TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/>	5000 gallons of minimum water storage is required for fire protection
<input type="checkbox"/>	Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/>	Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/>	Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/>	Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/>	System must gravity drain to the Fire Department Connection
<input type="checkbox"/>	Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/>	Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/>	Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/>	Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/>	If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/>	Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/>	Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/>	HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
<input checked="" type="checkbox"/>	****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/>	Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/>	Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/>	Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/>	Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/>	Must maintain a 3 foot clear space around the hydrant at all times
<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons

ATTACHMENT 4

<input type="checkbox"/>	10 feet of fuel modifica	is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface	
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer	
<input type="checkbox"/>	Road must be named & posted using the County standard signage	
<input checked="" type="checkbox"/>	DRIVEWAY must be 12 feet wide	
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface	
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway	
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"	
<input type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure	
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)	
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.	
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.	
<input type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road	
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.	
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures	
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.	
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof	
<input type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container	
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers	
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.	
<input checked="" type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.	
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.	
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!	
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).	
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.	
Comments:		

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Tony Gomes

Inspector

Fire Captain

August 19, 2015

...

Airlin Singewald

County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA. 93408



P.O.Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

RE: DRC2015-00006 CRAWFORD-Proposed MUP

The North Coast Advisory Council on August 19, 2015 voted to approve a recommendation for approval of DRC2015-00006 CRAWFORD proposed MUP with the following recommendations:

1. Existing 6'6" fence should be removed from County right of way and replaced with similar fence on or within property line
2. Water tanks will need to be relocated and change in size
3. Reduce the size of bays to make project subordinate to home and integrate in to existing home
4. Reduce overall project size to avoid removal of vegetation and blend into natural setting
5. Reducing number of bays would significantly reduce size of drive way and amount of paving
6. Use permeable paving to encourage infiltration of water on site
7. Two Oaks and 1 Pine should be mitigated due to loss during construction and as many as possible should be replanted on site. All trees impacted should be marked.

Sincerely,

Ted Siegler
NCAC Vice Chair

TS/cl

The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.